153.0	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,150,400	/	1,150,400
USE VALUE:	1,150,400	/	1,150,400
ASSESSED:	1,150,400	/	1,150,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALLACE IAIN & ERIN
Owner 2:	
Owner 3:	
Street 1:	114 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHARER RYAN L & WHITNEY E -
Owner 2:	-
Street 1:	114 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,463 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2851 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5463.000	682,300	1,000	467,100	1,150,400
Total Card	0.125	682,300	1,000	467,100	1,150,400
Total Parcel	0.125	682,300	1,000	467,100	1,150,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.51 | /Parcel: 403.5

Legal Description

User Acct 101384

GIS Ref

GIS Ref

Insp Date 04/19/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0001-0002.0

!11979!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,200	1000	5,463.	467,100	1,016,300	1,016,300	Year End Roll	12/18/2019
2019	101	FV	413,300	1000	5,463.	437,900	852,200	852,200	Year End Roll	1/3/2019
2018	101	FV	412,400	0	5,463.	362,000	774,400	774,400	Year End Roll	12/20/2017
2017	101	FV	412,400	0	5,463.	332,800	745,200	745,200	Year End Roll	1/3/2017
2016	101	FV	412,400	0	5,463.	303,600	716,000	716,000	Year End	1/4/2016
2015	101	FV	402,800	0	5,463.	297,800	700,600	700,600	Year End Roll	12/11/2014
2014	101	FV	358,600	0	5,463.	276,800	635,400	635,400	Year End Roll	12/16/2013
2013	101	FV	358,600	0	5,463.	263,300	621,900	621,900		12/13/2012

PRINT

Date	Time
12/11/20	02:06:10

LAST REV

Date	Time
09/29/20	13:48:08

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11979

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHARER RYAN L	72619-514	1	5/17/2019		1,300,000	No	No		
FORZIATI ANTHON	63410-204		3/26/2014	Change>Sale	764,000	No	No		
FORZIATI ANTHON	61753-119		5/7/2013	Estate/Div	1	No	No		
	13847-519		11/1/1979		81,500	No	No		Y

USER DEFINED

Prior Id # 1:	101384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1012	Manual	9,670		8/18/2014			Small roof over fr
4/4/2014	304	Renovate	30,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
6/12/2014	Info Fm Prmt	PC	PHIL C
2/24/2009	Meas/Inspect	372	PATRIOT
1/20/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5463		Sq. Ft.	Site		0	80.	1.07	9									467,113						467,100	

Total AC/HA: 0.12541 | Total SF/SM: 5463 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 467,113 | Spl Credit | Total: 467,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11625218
Const Adj.:	1.15476906
Adj $ / SQ:	161.127
Other Features:	121700
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715169
Depreciation:	32898
Depreciated Total:	682271

COMMENTS

OF=SINK IN KIT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

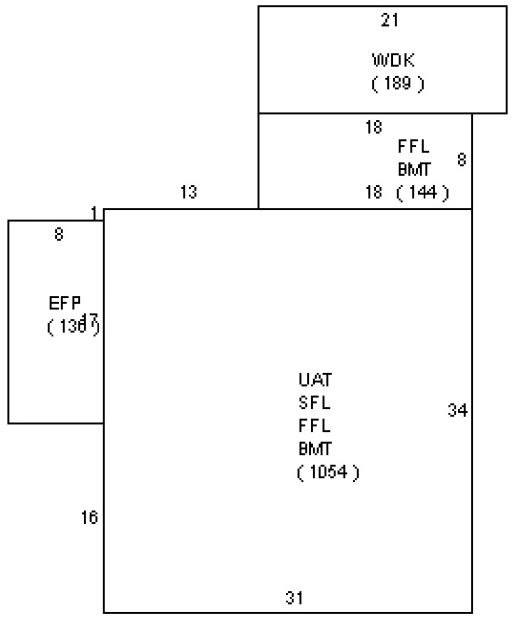
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	194.96
Special Features:	0	Val/Su Net:	168.93
Final Total:	682300	Val/Su SzAd	302.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,198	66.460	79,625
FFL	First Floor	1,198	161.130	193,030
SFL	Second Floor	1,054	161.130	169,828
UAT	Upper Attic	264	64.450	16,983
WDK	Deck	189	13.040	2,464
EFP	Enclos Porch	136	54.560	7,420
	Net Sketched Area:	4,039	Total:	469,350
Size Ad	2252	Gross Are	4829	FinArea 2851

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	17X18	A	AV	2014	3.48	T	5	101			1,000			1,000
2	Frame Shed	D	Y	2	3X6	A	AV	2014	0.00	T	4	101						

More: N | Total Yard Items: 1,000 | Total Special Featues: | Total: 1,000